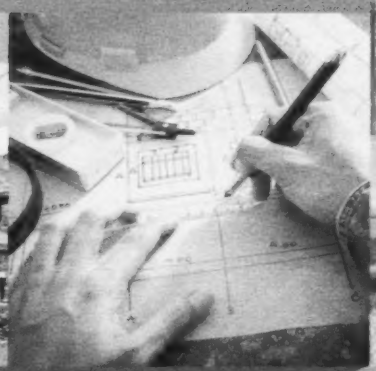
HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Saguenay CMA

Date Released: Third Quarter 2018



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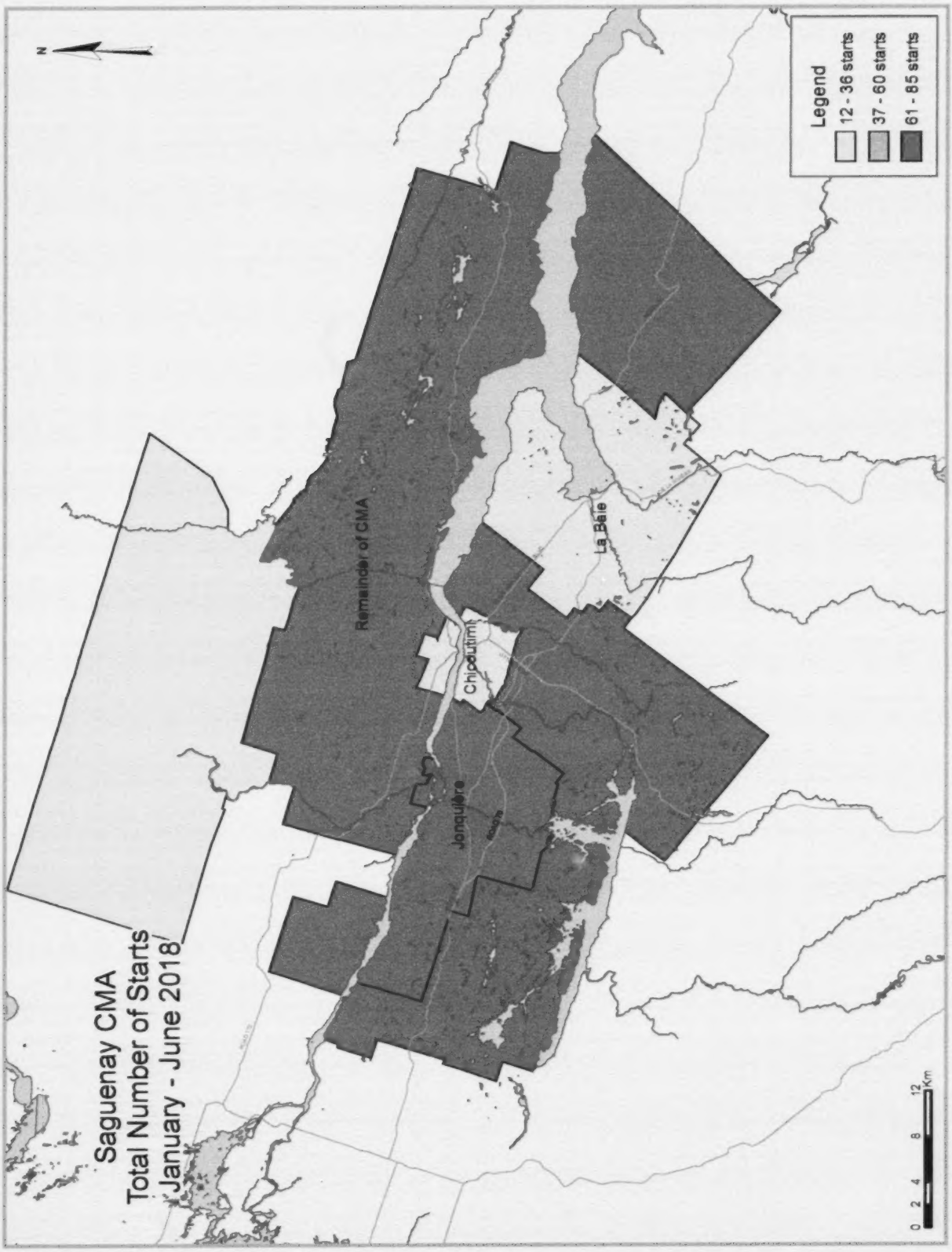
Saguenay CMA
Total Number of Starts
January - June 2018
Legend
12 - 36 starts
37 - 60 starts
61 - 85 starts
Remainder of CMA
La Baie
Chicoutimi
Jonquière
N
0 2 4 8 12 Km

HOUSING NOW REPORT TABLES

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1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
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1.2	Housing Activity Summary by Submarket
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3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units
5	MLS® Residential Activity
6	Economic Indicators

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) Second Quarter 2018								
Saguenay CMA[1]	Annual		Monthly SAAR			Trend[2]		
	2016	2017	Apr. 2018	May 2018	Jun. 2018	Apr. 2018	May 2018	Jun. 2018
Single-Detached	190	197	207	176	247	227	215	217
Multiples	222	219	396	240	264	240	198	182
Total	412	416	603	416	511	466	413	399
	Quarterly SAAR		Actual			YTD		
	2018 Q1	2018 Q2	2017 Q2	2018 Q2	% change	2017 Q2	2018 Q2	% change
Single-Detached	215	201	60	73	21.7%	71	87	22.5%
Multiples	64	300	57	75	31.6%	91	91	0.0%
Total	279	501	117	148	26.5%	162	178	9.9%

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Saguenay CMA
Second Quarter 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q2 2018	73	52	6	0	0	4	0	13	148
Q2 2017	60	14	6	0	0	0	0	37	117
% Change	21.7	**	0.0	n/a	n/a	n/a	n/a	-64.9	26.5
Year-to-date 2018	87	60	6	0	0	12	0	13	178
Year-to-date 2017	71	28	8	0	0	0	0	55	162
% Change	22.5	114.3	-25.0	n/a	n/a	n/a	n/a	-76.4	9.9
UNDER CONSTRUCTION									
Q2 2018	97	62	10	0	0	16	2	35	222
Q2 2017	76	32	8	0	0	0	16	75	207
% Change	27.6	93.8	25.0	n/a	n/a	n/a	-87.5	-53.3	7.2
COMPLETIONS									
Q2 2018	21	20	6	0	0	4	0	19	70
Q2 2017	26	8	4	0	0	4	0	34	76
% Change	-19.2	150.0	50.0	n/a	n/a	0.0	n/a	-44.1	-7.9
Year-to-date 2018	66	34	6	0	0	4	0	41	151
Year-to-date 2017	67	16	6	0	0	4	0	49	142
% Change	-1.5	112.5	0.0	n/a	n/a	0.0	n/a	-16.3	6.3
COMPLETED & NOT ABSORBED									
Q2 2018	1	6	0	0	7	7	n/a	n/a	21
Q2 2017	3	27	2	0	6	13	n/a	n/a	51
% Change	-66.7	-77.8	-100.0	n/a	16.7	-46.2	n/a	n/a	-58.8
ABSORBED									
Q2 2018	22	28	6	0	0	4	n/a	n/a	60
Q2 2017	28	12	2	0	0	4	n/a	n/a	46
% Change	-21.4	133.3	200.0	n/a	n/a	0.0	n/a	n/a	30.4
Year-to-date 2018	67	45	6	0	1	4	n/a	n/a	123
Year-to-date 2017	70	30	4	0	0	12	n/a	n/a	116
% Change	-4.3	50.0	50.0	n/a	n/a	-66.7	n/a	n/a	6.0

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Second Quarter 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Chicoutimi									
Q2 2018	3	12	0	0	0	0	0	0	15
Q2 2017	12	4	0	0	0	0	0	15	31
Jonquière									
Q2 2018	15	22	2	0	0	0	0	13	52
Q2 2017	10	6	4	0	0	0	0	18	38
La Baie									
Q2 2018	6	2	2	0	0	0	0	0	10
Q2 2017	8	0	0	0	0	0	0	0	8
Remainder of the CMA									
Q2 2018	49	16	2	0	0	4	0	0	71
Q2 2017	30	4	2	0	0	0	0	4	40
Saguenay CMA									
Q2 2018	73	52	6	0	0	4	0	13	148
Q2 2017	60	14	6	0	0	0	0	37	117
UNDER CONSTRUCTION									
Chicoutimi									
Q2 2018	5	14	0	0	0	0	0	8	27
Q2 2017	13	10	0	0	0	0	0	43	66
Jonquière									
Q2 2018	17	26	2	0	0	0	0	27	72
Q2 2017	13	14	6	0	0	0	0	18	51
La Baie									
Q2 2018	9	6	6	0	0	0	0	0	21
Q2 2017	14	0	0	0	0	0	16	6	36
Remainder of the CMA									
Q2 2018	66	16	2	0	0	16	2	0	102
Q2 2017	36	8	2	0	0	0	0	8	54
Saguenay CMA									
Q2 2018	97	62	10	0	0	16	2	35	222
Q2 2017	76	32	8	0	0	0	16	75	207

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Second Quarter 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Chicoutimi									
Q2 2018	1	6	6	0	0	0	0	7	20
Q2 2017	4	0	0	0	0	0	0	0	4
Jonquière									
Q2 2018	2	10	0	0	0	4	0	12	28
Q2 2017	2	8	0	0	0	0	0	19	29
La Baie									
Q2 2018	4	0	0	0	0	0	0	0	4
Q2 2017	5	0	4	0	0	0	0	0	9
Remainder of the CMA									
Q2 2018	14	4	0	0	0	0	0	0	18
Q2 2017	15	0	0	0	0	4	0	15	34
Saguenay CMA									
Q2 2018	21	20	6	0	0	4	0	19	70
Q2 2017	26	8	4	0	0	4	0	34	76
COMPLETED & NOT ABSORBED									
Chicoutimi									
Q2 2018	0	3	0	0	4	0	n/a	n/a	7
Q2 2017	0	4	0	0	4	0	n/a	n/a	8
Jonquière									
Q2 2018	0	1	0	0	3	3	n/a	n/a	7
Q2 2017	1	18	0	0	2	5	n/a	n/a	26
La Baie									
Q2 2018	0	0	0	0	0	0	n/a	n/a	0
Q2 2017	0	1	2	0	0	0	n/a	n/a	3
Remainder of the CMA									
Q2 2018	1	2	0	0	0	4	n/a	n/a	7
Q2 2017	2	4	0	0	0	8	n/a	n/a	14
Saguenay CMA									
Q2 2018	1	6	0	0	7	7	n/a	n/a	21
Q2 2017	3	27	2	0	6	13	n/a	n/a	51

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket Second Quarter 2018									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Chicoutimi									
Q2 2018	1	5	6	0	0	0	n/a	n/a	12
Q2 2017	4	1	0	0	0	0	n/a	n/a	5
Jonquière									
Q2 2018	2	19	0	0	0	4	n/a	n/a	25
Q2 2017	3	7	0	0	0	1	n/a	n/a	11
La Baie									
Q2 2018	4	0	0	0	0	0	n/a	n/a	4
Q2 2017	5	0	2	0	0	0	n/a	n/a	7
Remainder of the CMA									
Q2 2018	15	4	0	0	0	0	n/a	n/a	19
Q2 2017	16	4	0	0	0	3	n/a	n/a	23
Saguenay CMA									
Q2 2018	22	28	6	0	0	4	n/a	n/a	60
Q2 2017	28	12	2	0	0	4	n/a	n/a	46

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Saguenay CMA
2008 - 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2017	197	70	22	0	0	8	0	119	416
% Change	3.7	-7.9	83.3	n/a	n/a	n/a	-100.0	0.8	1.0
2016	190	76	12	0	0	0	16	118	412
% Change	-7.3	-26.9	-71.4	n/a	n/a	-100.0	n/a	-18.1	-18.4
2015	205	104	42	0	0	10	0	144	505
% Change	-23.5	-17.5	10.5	n/a	n/a	-64.3	n/a	-32.1	-24.9
2014	268	126	38	0	0	28	0	212	672
% Change	-20.5	-30.8	-48.6	n/a	n/a	-17.6	n/a	-27.4	-26.9
2013	337	182	74	0	0	34	0	292	919
% Change	-15.8	-16.5	32.1	n/a	-100.0	-32.0	n/a	-24.9	-17.7
2012	400	218	56	0	4	50	0	389	1,117
% Change	-15.8	172.5	-3.4	n/a	n/a	**	n/a	67.7	30.0
2011	475	80	58	0	0	14	0	232	859
% Change	25.0	73.9	52.6	n/a	n/a	-50.0	n/a	-9.7	9.7
2010	380	46	38	0	0	28	0	257	783
% Change	12.8	**	-58.7	n/a	n/a	16.7	n/a	116.0	34.1
2009	337	12	92	0	0	24	0	119	584
% Change	-15.8	100.0	48.4	n/a	n/a	4.3	n/a	-68.5	-32.8
2008	400	6	62	0	0	23	0	378	869

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type Second Quarter 2018											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	% Change
Chicoutimi	3	12	12	4	0	0	0	15	15	31	-51.6
Jonquière	15	10	22	6	0	0	15	22	52	38	36.8
La Baie	6	8	2	0	0	0	2	0	10	8	25.0
Remainder of the CMA	49	30	16	4	0	0	6	6	71	40	77.5
Saguenay CMA	73	60	52	14	0	0	23	43	148	117	26.5

Table 2.1: Starts by Submarket and by Dwelling Type January - June 2018											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
Chicoutimi	4	14	16	8	0	0	0	15	20	37	-45.9
Jonquière	16	11	26	14	0	0	19	36	61	61	0.0
La Baie	8	11	2	0	0	0	2	6	12	17	-29.4
Remainder of the CMA	59	35	16	6	0	0	10	6	85	47	80.9
Saguenay CMA	87	71	60	28	0	0	31	63	178	162	9.9

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
Second Quarter 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017
Chicoutimi	0	0	0	0	0	0	0	15
Jonquière	0	0	0	0	2	4	13	18
La Baie	0	0	0	0	2	0	0	0
Remainder of the CMA	0	0	0	0	6	2	0	4
Saguenay CMA	0	0	0	0	10	6	13	37

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - June 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Chicoutimi	0	0	0	0	0	0	0	15
Jonquière	0	0	0	0	6	6	13	30
La Baie	0	0	0	0	2	0	0	6
Remainder of the CMA	0	0	0	0	10	2	0	4
Saguenay CMA	0	0	0	0	18	8	13	55

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
Second Quarter 2018

Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017
Chicoutimi	15	16	0	0	0	15	15	31
Jonquière	39	20	0	0	13	18	52	38
La Baie	10	8	0	0	0	0	10	8
Remainder of the CMA	67	36	4	0	0	4	71	40
Saguenay CMA	131	80	4	0	13	37	148	117

Table 2.5: Starts by Submarket and by Intended Market
January - June 2018

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Chicoutimi	20	22	0	0	0	15	20	37
Jonquière	44	31	4	0	13	30	61	61
La Baie	12	11	0	0	0	6	12	17
Remainder of the CMA	77	43	8	0	0	4	85	47
Saguenay CMA	153	107	12	0	13	55	178	162

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type Second Quarter 2018											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	% Change
Chicoutimi	1	4	6	0	0	0	13	0	20	4	**
Jonquière	2	2	10	8	0	0	16	19	28	29	-3.4
La Baie	4	5	0	0	0	0	0	4	4	9	-55.6
Remainder of the CMA	14	15	4	0	0	0	0	19	18	34	-47.1
Saguenay CMA	21	26	20	8	0	0	29	42	70	76	-7.9

Table 3.1: Completions by Submarket and by Dwelling Type January - June 2018											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
Chicoutimi	6	6	8	0	0	0	19	0	33	6	**
Jonquière	4	6	14	8	0	0	24	34	42	48	-12.5
La Baie	14	17	2	4	0	0	0	4	16	25	-36.0
Remainder of the CMA	42	38	10	4	0	0	8	21	60	63	-4.8
Saguenay CMA	66	67	34	16	0	0	51	59	151	142	6.3

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
Second Quarter 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017
Chicoutimi	0	0	0	0	6	0	7	0
Jonquière	0	0	0	0	4	0	12	19
La Baie	0	0	0	0	0	4	0	0
Remainder of the CMA	0	0	0	0	0	4	0	15
Saguenay CMA	0	0	0	0	10	8	19	34

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - June 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Chicoutimi	0	0	0	0	6	0	13	0
Jonquière	0	0	0	0	4	0	20	34
La Baie	0	0	0	0	0	4	0	0
Remainder of the CMA	0	0	0	0	0	6	8	15
Saguenay CMA	0	0	0	0	10	10	41	49

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market Second Quarter 2018								
Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017
Chicoutimi	13	4	0	0	7	0	20	4
Jonquière	12	10	4	0	12	19	28	29
La Baie	4	9	0	0	0	0	4	9
Remainder of the CMA	18	15	0	4	0	15	18	34
Saguenay CMA	47	38	4	4	19	34	70	76

Table 3.5: Completions by Submarket and by Intended Market January - June 2018								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Chicoutimi	20	6	0	0	13	0	33	6
Jonquière	18	14	4	0	20	34	42	48
La Baie	16	25	0	0	0	0	16	25
Remainder of the CMA	52	44	0	4	8	15	60	63
Saguenay CMA	106	89	4	4	41	49	151	142

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
Second Quarter 2018

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $150,000		$150,000 - $199,999		$200,000 - $249,999		$250,000 - $299,999		$300,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Chicoutimi													
Q2 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Q2 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Jonquière													
Q2 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Q2 2017	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
Year-to-date 2018	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
Year-to-date 2017	0	0.0	0	0.0	2	100.0	0	0.0	0	0.0	2	-	-
La Baie													
Q2 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Q2 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Remainder of the CMA													
Q2 2018	0	0.0	0	0.0	1	50.0	0	0.0	1	50.0	2	-	-
Q2 2017	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
Year-to-date 2018	0	0.0	0	0.0	1	50.0	0	0.0	1	50.0	2	-	-
Year-to-date 2017	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	2	-	-
Saguenay CMA													
Q2 2018	0	0.0	0	0.0	1	50.0	0	0.0	1	50.0	2	-	-
Q2 2017	0	0.0	0	0.0	2	100.0	0	0.0	0	0.0	2	-	-
Year-to-date 2018	0	0.0	0	0.0	2	66.7	0	0.0	1	33.3	3	-	-
Year-to-date 2017	0	0.0	1	25.0	3	75.0	0	0.0	0	0.0	4	-	-

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units Second Quarter 2018						
Submarket	**Q2 2018**	**Q2 2017**	**% Change**	**YTD 2018**	**YTD 2017**	**% Change**
Chicoutimi	-	-	n/a	-	-	n/a
Jonquière	-	-	n/a	-	-	n/a
La Baie	-	-	n/a	-	-	n/a
Remainder of the CMA	-	-	n/a	-	-	n/a
Saguenay CMA	-	-	n/a	-	-	n/a

Source: CMHC (Market Absorption Survey)

Table 5: Centris® Residential Activity[1] for Saguenay

	Number of Sales	Number of New Listings	Number of Active Listings	Average Price ($)	Active Listings to Sales Ratio[2]	Last Four Quarters[3]	
						Average Price[2] ($)	Active Listings to Sales Ratio[2]
SINGLE FAMILY*							
Q2 2018	331	619	1,251	197,697	11.3	184,665	15.3
Q2 2017	292	538	1,241	192,570	12.8	184,356	15.9
% Change	13.4	15.1	0.8	2.7	n/a	0.2	n/a
YTD 2018	566	1,206	1,206	187,607	12.8	n/a	n/a
YTD 2017	517	1,121	1,216	188,716	14.1	n/a	n/a
% Change	9.5	7.6	-0.8	-0.6	n/a	n/a	n/a
CONDOMINIUMS*							
Q2 2018	23	--	157	--	--	--	25.6
Q2 2017	23	--	139	--	--	--	21.6
% Change	0.0	n/a	12.7	n/a	n/a	n/a	n/a
YTD 2018	45	--	154	158,933	20.6	n/a	n/a
YTD 2017	43	--	136	158,781	19.0	n/a	n/a
% Change	4.7	n/a	13.3	0.1	n/a	n/a	n/a
PLEX*							
Q2 2018	29	86	221	--	--	--	24.0
Q2 2017	36	91	197	--	16.4	--	18.2
% Change	-19.4	-5.5	12.4	n/a	n/a	n/a	n/a
YTD 2018	60	168	220	190,037	22.0	n/a	n/a
YTD 2017	66	163	180	182,430	16.4	n/a	n/a
% Change	-9.1	3.1	22.2	4.2	n/a	n/a	n/a
TOTAL							
Q2 2018	384	754	1,632	196,678	12.8	183,990	16.8
Q2 2017	351	673	1,581	189,726	13.5	182,820	16.6
% Change	9.4	12.0	3.2	3.7	n/a	0.6	n/a
YTD 2018	672	1,488	1,585	184,831	14.1	n/a	n/a
YTD 2017	626	1,406	1,536	181,157	14.7	n/a	n/a
% Change	7.3	5.8	3.1	2.0	n/a	n/a	n/a

[1] Source: QFREB by the Centris® system
[2] Calculations: CMHC
[3] Weighted average for the last four quarters, to reduce strong variations from one quarter to another and give a clearer trend
-- Data not available when there are fewer than 30 sales.
n/a Not applicable
* Refer to Centris® for the definitions.
** Observed change greater than 100%

Table 6: Economic Indicators
Second Quarter 2018

		Interest Rates			NHPI, Total, (Quebec) 2016.12 =100	CPI (Quebec) 2002 =100	Saguenay Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2017	January	561	3.14	4.64	100.1	126.2	73.5	7.4	58.9	849
	February	561	3.14	4.64	100.3	126.6	74.5	6.8	59.3	846
	March	561	3.14	4.64	100.2	126.7	74.2	6.4	58.8	844
	April	561	3.14	4.64	100.3	127.0	75.1	6.4	59.6	847
	May	561	3.14	4.64	100.4	127.1	75.7	6.8	60.2	847
	June	561	3.14	4.64	100.5	126.7	77.1	6.9	61.4	852
	July	573	3.14	4.84	100.7	126.7	77.0	6.9	61.4	853
	August	573	3.14	4.84	100.7	126.7	77.3	6.8	61.5	851
	September	575	3.09	4.89	100.8	127.1	76.9	6.7	61.1	857
	October	581	3.24	4.99	101.0	127.2	76.4	6.1	60.4	875
	November	581	3.24	4.99	101.1	127.7	74.9	6.0	59.1	885
	December	581	3.24	4.99	101.1	127.5	74.1	6.0	58.5	880
2018	January	590	3.34	5.14	101.4	127.8	74.5	6.2	58.9	869
	February	590	3.34	5.14	101.8	128.5	74.9	5.8	59.1	871
	March	590	3.34	5.14	101.8	128.7	76.0	5.6	59.7	866
	April	590	3.34	5.14	101.9	129.2	75.3	5.8	59.3	861
	May	601	3.49	5.34	101.9	129.3	74.9	6.1	59.3	874
	June	601	3.49	5.34		129.2	74.1	6.6	59.0	892
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology
The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology
The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a population centre (known as the core). A CMA must have a total population of at least 100,000 of which 50,000 or more must live in the core based on adjusted data from the previous Census of Population Program. A CA must have a core population of at least 10,000 also based on data from the previous Census of Population Program. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the core, as measured by commuting flows derived from data on place of work from the previous Census Program.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

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